

Return to Use Initiative

2006 Demonstration Project

Palmetto Wood Preserving: Dixiana, South Carolina

THE SITE: The 3.67-acre Palmetto Wood Preserving site was home to a wood preserving facility from 1963 to 1985. During the plant's operation, wood treating solutions containing arsenic, copper, and chromium spilled and dripped onto the ground, eventually leading to soil and ground water contamination. Cleanup began in 1988 and included the installation of a municipal water line, as well as the excavation, treatment, solidification, removal, and covering of 12,700 cubic yards of contaminated soil. A full-scale ground water extraction system and ground water treatment plant were constructed and a sewer line was built connecting the site to the City of Cayce's wastewater treatment plant.

THE OPPORTUNITY: The site is located just outside of Columbia, the state capital, and had been vacant since cleanup was completed in 1997.

THE BARRIER: South Carolina Electric and Gas Company (SCE&G) had expressed interest in acquiring the site in order to expand their facilities. However, the company had concerns about liability, liens on the property, remediation costs, past remedial activities, and whether their intended future use would be appropriate.

THE SOLUTION: On April 28, 2005, EPA Region 4 participated in a conference call with SCE&G. EPA addressed the company's concerns during this call and issued a Status Letter that contained background information on the Superfund program, the history and status of the site, and remedial goals and actions taken to clean up the site. The Status Letter also memorialized SCE&G's agreement to take actions to ensure protection of the site's remedy through specific measures, should SCE&G acquire the property. EPA stated it did not intend to file a Superfund lien or windfall lien on the property.

THE SITE NOW: SCE&G eventually decided against purchasing the site. EPA Region 4 remains committed to reuse of the site by providing key information to any new prospective purchasers and other stakeholders interested in its reuse. EPA will continue to facilitate discussions with any interested parties regarding the site's possibilities and limitations. In addition, the Status Letter may also be provided to any future interested parties.

Barriers:

Superfund site stigma and liability concerns

Solution:

Open communication between EPA and potential purchaser; status letter issued by EPA Region 4

Before:

Cleaned up, vacant former wood preserving facility

After:

3.67 acres of available property, equipped with sewer line to City wastewater treatment plant

FOR MORE INFORMATION, CONTACT: Bill Denman, Region 4 Superfund Redevelopment Coordinator, at (404) 562-8939 or denman.bill@epa.gov.